

CONDITIONS OF APPROVAL

Pursuant to California State Assembly Bill 3158, this project is subject to a \$35.00 administrative handling fee required by the Clerk of the Board of Supervisors. This de Minimus fee must be submitted to the Current Planning Division prior to issuance of conditional approval. Section 21089(b) of the Public Resources Code provides that any project approved under the California Environmental Qualities Act (CEQA) is not operative, vested, or final until the required fee is paid.

ON-GOING CONDITIONS/GENERAL REQUIREMENTS

CUIRRENT PLANNING DIVISION (909) 387-4115

Rev. by
P. C.
4-8-04

This is a Conditional Approval for Tentative Tract 16396 to create 26 single family residential lots on 15 acres, with one private street and a Variance to permit wall height. up to a maximum of 9 feet in lieu of the 6-foot limit (adjacent to Lot 26 on the north p/l and a maximum of 7'6" along the easterly property lines of Lots 14, 15, 18 & 19) in the RS-20m land use district (cross reference GPA W37-121).

2. This Conditional Approval shall become null and void unless all conditions have been complied with and recordation of the Final Map authorized by such approval has taken place within thirty-six (36) months after the date of approval of project. One (1) extension of time not to exceed three (3) years may be granted. A written request must be submitted with the appropriate fee, thirty (30) days prior to the date of expiration.
3. The applicant shall ascertain and comply with the requirements of all state, county and local agencies as are applicable to the project areas. They include, but are not limited to, County Departments of Environmental Health Services, Transportation/Flood Control, Fire Warden, Building and Safety, and the State Fire Marshal.
4. In compliance with San Bernardino County Development Code Section 81.0150, the applicant shall agree to defend at his sole expense any action brought against the County, its agents, officers or employees, because of the issuance of such approval or, in the alternative, to relinquish such approval. The applicant shall reimburse the County, its agents, officers or employees, for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of his obligations under this condition.

5. Additional fees may be required prior to the issuance of development permits and shall be paid as specified in adopted fee ordinances.
6. The project shall proceed only in accordance with approved plans on file in the Current Planning Division and the conditions contained herein. Failure to comply with any condition of approval shall be deemed just cause for revocation of the approval for this tentative tract map.
7. *Any outdoor storage, if applicable, and all temporary refuse storage areas shall be screened from public view by use of a painted/stained, split-face concrete block or exterior plaster stucco wall or solid wood fence, landscaping or other similar means, as may be approved by the County Current Planning Division.*

CHINO VALLEY INDEPENDENT FIRE DISTRICT (909) 902-5280 x224

8. The above-referenced project is within the jurisdiction of the Chino Valley Independent Fire District.
9. *The Humbolt Avenue access point shall be available to residents for daily use as well as emergency vehicles.*
10. All required permits shall be obtained and fees paid as specified in the Uniform Fire Code, Section 105 and the current Fire District Fee Schedule Ordinance.

LAND DEVELOPMENT/ROAD SECTION (760) 243-8183

11. Existing County roads which will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cover the cost of grading and paving prior to the issuance of road encroachment permits. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.

PRIOR TO LAND DISTURBANCE OR GRADING THE FOLLOWING CONDITIONS SHALL BE MET:

BUILDING AND SAFETY DIVISION (909) 387-4246

12. An engineering geology report, prepared by a licensed geologist, shall be filed with and approved by the Building Official prior to issuance of building or grading permits. A deposit to cover the costs of the review shall be submitted with the report. An additional deposit may be required or a refund issued when the costs to not match the deposit. The review costs shall be paid in full prior to issuance of building or grading permits.

13. A NPDES permit – Notice of Intent (NOI)—is required prior to issuance of a grading/construction permit. Contact the Santa Ana Regional Water Quality Control Board for specifics (909/782-4130)
14. Prior to permit issuance, construction projects involving five or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. (Applies to the Santa Ana Region only. All others – The applicant must contact the applicable Regional Board for specific requirements.) NOTE: Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
15. Grading plans shall be submitted to Building and Safety for review and approval prior to grading / land disturbance.
16. Obtain a demolition permit for any building(s) or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.
17. Submit plans and obtain separate building permits for any required walls, retaining walls or trash enclosures

LAND DEVELOPMENT/ROAD SECTION (760) 243-8183

18. An encroachment permit, or authorized clearance, shall be obtained from the County Department of Public Works prior to issuance of a grading permit by the Land Use Services Department/Building and Safety Division.
19. Existing County roads that will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to the issuance of road encroachment permits. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.

LAND DEVELOPMENT/DRAINAGE REVIEW SECTION (760) 243-8183

20. All lots should drain to streets. If lots do not drain to streets, the cross lot drainage will be reviewed and approved by the Building and Safety Division under provisions of Uniform Building Code, Chapter 70, and the County Development Code.

PRIOR TO RECORDATION OF THE FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE MET:

ENVIRONMENTAL HEALTH SERVICES (909) 387-4666

21. The water purveyor shall be the Monte Vista Water Company.
22. The applicant shall procure a verification letter from the Monte Vista Water Company. This letter shall state whether or not water connection and service can be made available to the project by the water agency. This letter shall reference File Index Number (W37-121) and Assessor Parcel Numbers (APN's 1013-501-10, 1013-511-02).
23. The method of sewage disposal shall be the City of Chino Sanitary Sewer System.
24. Applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service can be made available to the project by the sewerage agency. This letter shall reference File Index Number (W37-121) and Assessor Parcel Numbers (APN's 1013-501-10, 1013-511-02).
25. The applicant shall submit verification of contract for out-of-agency service contract to DEHS for any project that requires water or sewer connection outside a purveyor's jurisdiction. For information, contact LAFCO at (909) 387-5869.
26. The following are the steps that must be completed to meet the requirements for installation and/or finance of the on-site/off-site water system and/or sewer system:
 - A. Where the water and/or sewer system is to be installed prior to recordation, submit a signed statement to DEHS from the approved utility of jurisdiction confirming the improvement has been installed and accepted.
 - B. Where a bond is to be posted in lieu of installation of the improvement, the developer shall submit evidence of financial arrangements agreeable to the water purveyor and/or sewerage entity to DEHS for review and approval.
27. If sewer connection and service are unavailable, septic systems will then be allowed, under the following conditions: Soil percolation report shall be submitted to DEHS for review and approval. For information, contact Wastewater Section at (909) 387-4666.
28. The applicant shall submit *Preliminary Acoustical Information* (checklist form) demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standards per San Bernardino County Development Code, Section 87.0905(b). The purpose is

to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance with noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the Division of Environmental Health Services (DEHS) for review and approval. For information and acoustical checklist, contact DEHS at (909) 387-4655.

CHINO VALLEY INDEPENDENT FIRE DISTRICT (909) 902-5280 x224

29. Fire access roads shall be designed and plans submitted to the Fire Prevention Division for approval. Fire access roads shall be provided with an all-weather surface and a minimum unobstructed paved width of twenty-six (26) feet. The road grade shall not exceed twelve (12%) percent maximum. An approved turn-around shall be provided at the end of each roadway in excess of one hundred fifty (150) feet in length. Cul-de-sac length shall not exceed 600 feet. Fire District Standard No. 111 shall apply.
30. The development and each phase shall have two (2) points of vehicular access for Fire District and other emergency vehicles as well as for routes of egress for evacuation. Fire District Standard No. 111 shall apply.
31. Water systems shall be designed, meet the required fire flow of this development, and be approved by the Fire Prevention Division. The developer shall furnish the Fire Prevention Division with three (3) copies of the water system plans for approval, along with the Fire Flow Availability Form completed by the water purveyor prior to recordation. The required fire flow, determined by using the Uniform Fire Code currently adopted edition, is 1,750 G.P.M. at 20 P.S.I. Residual Pressure for a 2-hour duration. Fire District Standards No. 101, 102 and 103 shall apply. For water connections and work conducted in the public right-of-way, please refer to separate plans reviewed and approved by the water purveyor.
32. Fire hydrants shall be six-inch (6") diameter with a minimum of one four-inch (4") and one two and one-half inch (2 1/2") connections. The hydrant type shall be approved by the Fire Prevention Division. All fire hydrants shall be spaced three hundred feet (300') apart maximum. Single family resident hydrant spacing shall be six hundred feet (600') apart maximum. Private water systems shall comply with Fire District Standards No. 101, 102, and 114. All hydrants shall be installed with pavement markers to identify their location. Fire hydrants shall be installed at 600-foot intervals along Philadelphia Avenue and throughout the development.

COUNTY SURVEYOR/SURVEY MAPPING SECTION (909) 387-8148

33. The subdivider shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.
34. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easements of record, which cannot be relinquished or relocated, shall be redesigned.
35. *A portion of Roswell Ave. in the northeast corner of the proposed tract development is owned by the County in fee. (See deed, Document # 94096980) The tentative tract map does not show this portion excluded and it is listed as an exception in the title report. Please obtain a quit claim from the County for this portion. The County will retain road and utility easement rights. Also, thirty-three (33) feet of Philadelphia Street is shown as an exception in the title report and by the deed (Document # 20010422244) Please provide documentation to support this exception. Please contact Dave Wallsten with the County Transportation Right-of-Way Section at (909) 387-7951 to start resolving these issues.*
36. Final monumentation, not set prior to recordation, shall be bonded with a cash amount deposited with the Office of the County Surveyor, as established per the County Fee Schedule 16.0215B (c)(6)

LAND DEVELOPMENT/ROAD SECTION (760) 243-8183

37. *The tract map shall reflect 44 feet of right-of-way on Philadelphia Street with the curb located at 36 feet. The 36 feet is a non-standard road section, but matches the existing curb location extending west of Humboldt Avenue.*
38. Final plans and profiles shall indicate the location of any existing utility facility which would affect construction.
39. Vehicular access rights shall be dedicated on Philadelphia Avenue and along the rear of any double-frontage lots.
40. All road names shall be coordinated with the County Department of Public Works, Traffic Division.
41. The one (1) private road to be constructed within this development (Loyola Court) shall be in accordance with the Private Road Standards in the San Bernardino County Transportation Road

Planning and Design Standards Manual and shall not be entered into the County-Maintained Road System.

42. Road sections that are to be County-Maintained within and bordering the tract shall be designed and constructed with curbs, gutters and sidewalks to the Valley Road Standards of San Bernardino County and to the policies and requirements of the County Department of Public Works in accordance with the Master Plan of Highways.
43. Turnarounds/cul-de-sac's at dead end streets shall be in accordance with the requirements of the County Department of Public Works and the Chino Valley Independent Fire District.
44. Existing utility poles shall be shown on the improvement plans and relocated as necessary without cost to the County.
45. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.
46. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the Department of Public Works confirming the adequacy of the grade.
47. Trees, irrigation systems, and landscaping required to be installed on public right-of-way within this tract area shall be maintained by other than the County Department of Public Works, and shall be as specified in the County Transportation/Flood Control standards for tree planting or any subsequent ordinance. Maintenance procedures acceptable to the Department of Public Works shall be instituted prior to recordation.
48. All required public road and drainage improvements for subdivisions shall be bonded in accordance with the County Development Code unless constructed and approved prior to recordation.
49. For projects requiring a Final Map, the developer shall make a good faith effort to acquire the required off-site property interests, and if he/she should fail to do so, the developer shall, at last 120 days prior to submittal of the final map for approval, enter into an agreement to complete the improvements pursuant to Government Code Section 66462 at such time as the County acquires the property interests required for the improvements. Such agreement shall provide for payment by the developer of all costs incurred by the County to acquire the off-site property interests required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer, at the developer's cost. The appraiser shall have been approved by the County prior to commencement of the appraisal.

50. Improvement plans shall be submitted by the applicant to the Land Development Section for review and approval prior to installation of road and drainage improvements.
51. Any proposed walls, cut and fill slopes shall be designed and constructed in such a manner so as to ensure that the intersections, curves, and driveway sight distance is adequate for the minimum design speeds.
52. *Prior to recordation, all signing and striping shall be shown on the improvement plans, including a left-turn pocket lane into Humboldt Ave. north from Philadelphia St., as determined necessary by the County Department of Public Works.*

LAND DEVELOPMENT/DRAINAGE SECTION (760) 243-8180

53. A Registered Civil Engineer shall investigate and design adequate drainage facilities to intercept and conduct the off-site/on-site drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties.
54. Adequate provisions shall be made to intercept and conduct the off-site tributary drainage flow around or through the site in a manner which will not adversely affect adjacent or downstream properties.
55. Adequate San Bernardino County Drainage Easements (minimum 15 feet wide) shall be provided over the natural drainage courses and/or drainage facilities. The easements shall be designed to contain a 100-year frequency storm flow plus bulking and freeboard per County Standard Criteria.
56. Drainage improvements required by the conditions of project approval shall be delineated on the Composite Development Plan.
57. In addition to the drainage requirements stated herein, other “on-site” or “off-site” improvements may be required which cannot be determined from tentative plans at this time, and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

CURRENT PLANNING DIVISION (909) 387-4115

58. Tentative Tract No. 16396 shall not record until General Plan Amendment W37-121/03 has been adopted by the Board of Supervisors, to amend the Land Use District from RS-1 (Single residential 1 Ac. min.) to RS-20m (Single residential 20m. min.) on the subject site.
59. Prior to the recordation of the final map, all fees required under actual cost job number 12019CF1 shall be paid in full.
60. *The Covenants, Conditions & Restrictions (CC&R's) shall be submitted for review and approval by the County Current Planning Division. The approved CC&R's shall be recorded concurrently with the final map and a copy submitted to the County Current Planning Division. The CC&R's shall specifically reference "notice to buyers" about the existing horse properties and common nuisances that are a part of nearby agricultural uses.*

61. *A Homeowners Association (one already exists) HOA(s) shall be established for the purpose of maintenance of private streets, **landscape easements and landscaping within the road rights-of-way**. A copy of the by-laws shall be submitted for review and approval to the County Current Planning Division. Provide and record a reciprocal agreement to assure maintenance of all common areas, including landscaping, site access points and off-street parking areas, and to assure unimpeded ingress and egress between parcels.*

Rev. by P. C.
4-8-04

62. All lots shall have a minimum area of 20,000 square feet.
63. *Four (4) copies of the Landscape and Irrigation Plan shall be submitted to the County Current Planning Division for review and approval. Said landscape plan(s) shall delineate the following required items & any other similar items that may be additionally required by Federal, State, or County, statute, ordinance, or code:*

Rev. by
P. C. 4-8-

- A. Parkway/Street Trees: One inch (1") caliper/15 gallon minimum size, multi-branched trees shall be planted on all lots adjacent to the street right-of-way as follows: Cul-de-sac lot=1 tree/lot, Interior lot=2 trees/lot and Corner lot=3 trees/lot.
- B. Required Walls. All decorative walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, stained or painted split-face or slump, concrete block and/or matching exterior stucco/plaster, columns, or other such decorative architectural features to provide visual and physical relief along the wall face. All

walls exceeding six feet (6'-0") in height, may require engineered plans and building permits from the Building and Safety Division. A variance is included to permit wall height up to a maximum of 9 feet in lieu of the 6-foot limit (adjacent to Lot 26 on the north p/l and a maximum of 7'6" along the easterly property lines of Lots 14, 15, 18 & 19). All perimeter walls shall be constructed with decorative block and/or low planter/pilasters. The applicant shall submit a wall detail for review and approval.

- C. Landscaping and grading plans shall include berming and dense landscaping with a combination of trees, shrubs, and groundcover to reduce visual impacts at the southerly boundary of the development.
- D. An enhanced entry treatment shall be provided at the southerly entrance to the development. Said treatment shall consist of a 10 foot landscape easement with a four (4) foot high block wall at the top of the slope 8.5 feet behind the right-of-way adjacent to Philadelphia Ave., raised planter features with decorative block, some stone, or similar hardscape material, box-sized trees, and upgraded landscaping.
- E. The applicant shall provide front yard landscaping and a permanent automatic irrigation system in the front yard of each lot. At a minimum, a seeded turf lawn, and appropriate shrubs and trees shall be provided. On-site landscape shall include a minimum of 5 trees per lot with a minimum of 50% shade trees. Furthermore, a variety of landscape designs shall be provided for use throughout the subdivision.
- F. Landscape Easement Area Maintenance - Open areas shall be landscaped with native plants or locally adaptable drought-tolerant, fire resistive cultivars, trees and/or turf capable of surviving the site's prevailing climate and soil conditions with a minimum of supplemental water maintenance once established. The required landscaping may also incorporate decorative rock, boulders or other suitable hardscape material into the overall design concept, but these materials will not be used totally in lieu of landscape vegetation. The maintenance of all such landscaping components within the "landscape easement" shall be the responsibility of the master tract developer until the permanent maintenance is officially assumed by the HOA at the time of completion.
- G. Erosion Control – Erosion control devices and hydro-seeding shall be installed on all slopes exceeding three (3) feet fill and five (5) feet cut upon completion of grading. The maintenance of all such slopes in the "open space/common areas" shall be the sole responsibility of the master tract developer until their permanent maintenance is assumed by individual lot owners at completion and transfer of sale for each lot.

- H. The local Soil Conservation Service office should be contacted prior to construction to provide recommendations as to the type of vegetative cover, the broadcast rates for seeding, fertilization and timing of planting.
 - I. Interim Stabilization - Temporary means of irrigation will be employed to insure a successful vegetative cover for lot lawns and parkway trees. The master developer shall properly maintain such temporary irrigation systems until such time the individual lot owners permanently assume the responsibility of such maintenance activities at completion and transfer of title for each individual lot.
 - J. Landscape Easement areas are required to be planted and shall be provided with an approved system of irrigation designed to cover and establish all portions of the landscaped areas. A functional test of the irrigation systems may be required. The maintenance of the southerly landscaped area shall be the responsibility of the master tract developer until the transfer to the HOA.
 - K. Irrigation Systems—Landscape irrigation shall be provided primarily by utilizing drip, bubbler or other non-aerial water saving method or system. The system shall include timers for controlled application. Suitable temporary irrigation methods may be substituted where used to establish native or drought/fire resistant plantings upon written approval by the County Planning Division.
 - L. Surety—A surety bond shall be required for all landscape planting and irrigation systems to be provided to individual lots, and streetscape as shown on the landscape and irrigation plan in a form and manner determined acceptable to County Counsel and the Planning Division. As a minimum this surety shall be in an amount equal to 120% of the cost estimate by a licensed landscape architect and must include material and labor for each lot or landscaped area. Funds may not be released until satisfactory completion of final inspection and issuance of certificate of occupancy for each home.
64. *A Composite Development Plan (CDP), complying with Sections 83.040501 and 83.040515 of the County Development Code, shall be filed with and approved by the Public Works Department/Office of the Surveyor. The Composite Development Plan shall contain all the notes as required by these conditions and other County Agencies/Departments. This includes any mitigation measures/setbacks contained in any additional informational reports that are normally applied at such time as development/construction occurs. The following items shall be delineated/noted on the Composite Development Plan:*
- A. Building Setback Lines as follows: Variable front yard setbacks averaging 25 feet, but no less than 22 feet in depth shall be delineated on the CDP. At least one-half of the total number of lots shall be provided with minimum side yard setbacks of 5 and 12 feet with the

12 feet located adjacent to the driveway for recreational vehicle (RV) storage. The remaining lots shall maintain minimum side yard setbacks of 5 and 10 feet with the 10 foot setback located adjacent to the driveway. The 10 and 12-foot side yard areas shall be free of any utilities and equipment. Minimum rear yard setbacks of 15 feet are also required.

B. The following notes shall be placed on the Composite Development plan (CDP), in accordance with Development Code Section 83.040505(2) involving any related reports regarding development criteria, including the following information:

- 1) The title and date of the report.
- 2) The name and credentials of person or firm preparing the report.
- 3) The location where the reports are on file.

BUILDING AND SAFETY DIVISION (909) 387-4246

65. A preliminary soils report shall be filed with and approved by the Building Official prior to issuance of grading or building permits. A fee to cover the costs of the review shall be submitted with the report.
66. A geotechnical (soils) report shall be submitted to the Building and Safety Division for review and approval by the County Geologist and fees paid prior to recordation of the final map.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE FOLLOWING CONDITIONS SHALL BE MET:

BUILDING AND SAFETY DIVISION (909) 387-4246

67. A geology report, prepared by a licensed geologist, shall be filed with and approved by the Building Official prior to issuance of building or grading permits. A deposit to cover the costs of the review shall be submitted with the report. An additional deposit may be required or a refund issued when the costs do not match the deposit. The review costs shall be paid in full prior to issuance of building or grading permits.
68. Prior to issuance of building permits, erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
69. Submit professionally prepared plans for approval and obtain permits prior to any construction.

70. All erosion control planting, landscaping and devices shall be installed upon completion of rough grading.

CHINO VALLEY INDEPENDENT FIRE DISTRICT (909) 902-5280 x224

71. *The Chino Valley Fire District requires that the developer of every project schedule a pre-construction meeting with the District. The meeting is to be scheduled with the Deputy Fire Marshal, Adam Panos. Attendees of the meeting shall include a Fire District representative, the developer and the general contractor of the project.*
72. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection development requirements. Any modification, change of use, or tenant improvement to any occupancy shall be submitted to the Fire Prevention Division for approval prior to any work being done.
73. All new construction shall comply with the Uniform Fire Code, 1997 Edition, and the California Fire Code, most current edition (as adopted by the Chino Valley Independent Fire District); and all applicable statutes, codes, ordinances and Fire District Standards.
74. Fire access roads shall be constructed and approved by the Fire Prevention Division prior to combustibles being brought onto the site.
75. *Approved street signs shall be installed prior to the issuance of building permits.*
76. Fire protection water systems shall be tested, operational, and approved by the Fire Prevention Division.
77. All flammable vegetation shall be removed from each building site for a minimum distance of thirty feet (30') from any flammable building material including all structures.
78. *Three (3) sets of construction plans shall be submitted to the Fire District, for each model type, for review and approval prior to the commencement of work.*
79. *A detailed site plan of the development is required. The developer shall submit a CAD drawing in either the DWG or DXF format to the Fire Prevention Division. Format must contain and be restricted to the following layers: A) Centerline of street; B) Right-of-way; C) Parcel/lot lines; D) Street names; and E) Address numbers. Fire District Standard No. 143 shall apply.*
80. All required permits shall be obtained and fees paid as specified in the Uniform Fire Code, Section 105 and the current Fire District Fee Schedule Ordinance.

LAND DEVELOPMENT/ROAD SECTION (760) 243-8183

81. *Projects subject to a building permit shall have all required on-site and off-site improvements, required for each phase, completed and approved prior to final inspection of any buildings or structures.*

CURRENT PLANNING DIVISION (909) 387-4115

82. Any street lighting plans and plan check fees must be submitted for approval to Gale Glenn, Special Districts Department, 157 West 5th Street, 2nd Floor, San Bernardino, CA 92415-0450. For additional information, please contact Gale Glenn at (909) 387-9612. Note: If no street lighting plans exist, no submittal is required.
83. *The proposed homes of this tract shall be designed and oriented such that they are compatible with existing surrounding development. New home construction that abuts existing one-story single-family homes shall be designed to maintain privacy and minimize views toward existing single-family homes. The applicant/developer shall submit house floor plans and plot plans for planning review and approval.*
84. *A City Sewer connection shall require a signed irrevocable agreement to annex to the City of Chino. The applicant shall be required to obtain a sewer service review and approval by the Local Agency Formation Commission (LAFCO). The applicant/developer shall verify the proposed development does not exceed the sewage capacity into the City sewer line (8" vitrified clay pipe).*
85. *The applicant/developer shall pay all applicable City of Chino Public Works fees including, but not limited to, sewer main construction fees, permit fees, and inspection fees.*
86. *The applicant/developer shall submit a color sample for paint intended for this tract use to the County Current Planning Division for review and approval prior to construction permits in the field. Structures shall not be painted/stained in potentially offensive colors. The colors shall be pursuant to an approved paint color palette mutually agreed upon by the applicant/owner/master developer and the County Current Planning Division.*

PRIOR TO OCCUPANCY OR USE OF THE LAND, THE FOLLOWING CONDITIONS SHALL BE MET:

CHINO VALLEY INDEPENDENT FIRE DISTRICT (909) 902-5280

87. Smoke detectors shall be installed per Section 310.9 of the California Building Code, currently adopted edition.

88. An approved key switch is required on each automatic electric security gate. Fire District Standard No. 117 shall apply.
89. Opti-Com shall be provided on all traffic signals and gates associated with the development.
90. Residential street addresses shall be posted with a minimum of four inch (4") numbers, visible from the street. During the hours of darkness, the numbers shall be electrically (12-volt power source only) illuminated by internal means only. Posted numbers shall contrast with the background uses and be legible from the street in accordance with the Uniform Fire Code, currently adopted edition. Where building setback exceeds 100 feet from the roadway, additional non-illuminated four inch (4") numbers shall be displayed at the property access entrance. These numbers shall also contrast with the background uses.
91. Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used shall be maintained with an approved spark arrestor, visible from the ground, as identified in the Uniform Fire Code, currently adopted edition. Fire District Standard No. 131 shall apply.
92. All required permits shall be obtained and fees paid as specified in the Uniform Fire Code, Section 4.108 and the current Fire District Fee Schedule Ordinance.

LAND DEVELOPMENT/ROAD SECTION (760) 243-8183

93. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Department of Public Works.

LAND DEVELOPMENT/DRAINAGE SECTION (760) 243-8180

94. *An inlet drainage structure shall be required to tie into the existing storm drain system on Philadelphia St. Said structure shall be placed on the east side of Humboldt Avenue near the intersection with Philadelphia St.*
95. *Off site improvements shall be required at the intersection of Philadelphia St. and East End Ave. to improve the existing drainage problem. Improvements will be restricted to asphalt and berms to transition/direct nuisance water into the existing storm drain. The design of the actual improvement will be determined at the time of street improvement. plan review and approval.*

CURRENT PLANNING DIVISION (909) 387-4115

96. All landscaping, irrigation and walls shall be installed and operational. Written certification and photos from the landscape architect shall be submitted, establishing that the landscaping and irrigation were installed in accordance with the approved plans.
97. *The applicant/master developer of record shall obtain a Special Use Permit (SUP) from the Land Use Services Department/Code Enforcement Division, for the purpose of monitoring the tract landscaping. This SUP shall be maintained for a minimum of three (3) consecutive years following the project's date of occupancy.*
98. *Construction debris-refuse disposal service shall be provided by an approved and permitted waste hauler, for any development, including initial construction and any related debris. All refuse generated by construction activities during any phase of development shall be removed within thirty (30) days after completion of the prescribed activities, and the site will be cleared of all such debris prior to obtaining occupancy permits or final clearance by the Division of Building and Safety.*
99. *The perimeter/side/end walls shall be constructed/completed with decorative block and/or low profile planter/pilasters, per the approved wall detail. All required walls and other improvements shall be completed. The installation of all required walls shall be the responsibility of the applicant/master developer of record. The developer of record shall maintain the walls until such time as the maintenance can be conveyed to the individual lot owner or HOA through the transfer of ownership occurring at the completion of the individual lot sale transactions.*
100. Any areas disturbed by grading or development activities shall be landscaped or otherwise treated for wind and water erosion control.
101. *All new proposed structures and their related components shall be painted, treated, or otherwise finished to blend in to the natural colors of the surrounding community, wherever possible.*
102. *Any roof-mounted mechanical equipment shall be screened from view on all sides to minimize any visual and aesthetic adverse impacts. Screening materials shall be of a color that blends into the adjacent surroundings or materials, and shall not be left in a "factory primer finish" state.*
103. Prior to the final inspection by Building and Safety Department and/or issuance of a Final Approval by the LUSD/Current Planning Division, all fees required under Actual Cost Job Number 12019CF1 shall be paid full.

PUBLIC WORKS DEPARTMENT/TRANSPORTATION OPERATIONS/Permits & Inspection
Section (909) 387-8046

104. The applicant/developer shall provide semi-circular driveways for lots 21 thru 26 along Roswell Ave. to allow vehicles to safely enter the street and traffic flow in a forward direction, near to the elementary school.

Added by
P.C.
4/8/04